

American Land Title Association

ALTA Settlement Statement - Cash

Adopted 05-01-2015

FileNo./Escrow No.: 19-2027

Bernard & Schemer, P.A.

Officer/Escrow Officer: Lawrence J. Bernard

480 Busch Drive

Settlement Location:

Jacksonville, Florida 32218

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Jacksonville, Florida 32218

Property Address: 19050 SW 284th Street, Homestead, Florida 33030

Buyer: Millard John Walters, 121 Spvr 191 Unit 478, Spicewood, Texas 78669

Seller: Christine L Herendeen, as Trustee for the Bankruptcy Estate of Alvaro Ramos under Case No. 19-09605

Lender:

Loan Type: Cash Settlement

Settlement Date: 5/29/2020

Disbursement Date: 5/29/2020

Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$400,118.00	Sales Price of Property	\$400,118.00	
		Deposit including earnest money		\$5,000.00
\$500.00		Payoff of Third Mortgage		
		Prorations/Adjustments		
\$1,952.08		County Taxes from 1/1/2020 to 5/29/2020		\$1,952.08
		Title Charges & Escrow / Settlement Charges		
		Title - Buyer Closing Fee to Bernard & Schemer, P.A.	\$100.00	
\$1,200.00		Title - Closing Fee to Bernard & Schemer, P.A.		
\$2,076.00		Title - Owner's Coverage Premium to Fidelity National Title Insurance Company		
		Title - Post Closing Fee to Bernard & Schemer, P.A.	\$125.00	
\$100.00		Title - Search Fee to Fidelity National Title Insurance Company		
		Commission		
\$12,003.54		Real Estate Commission (Buyer) to Allison James Estates & Homes		
\$12,003.54		Real Estate Commission (Seller) to 7 Star Realty		
		Government Recording & Transfer Charges		
		Recording Fees to Clerk of the Circuit Court	\$52.50	
		E-Record Fee to Clerk of the Circuit Court	\$9.00	
\$2,401.20		Transfer Taxes - Deed State to Clerk of the Circuit Court		
		Payoff(s)		

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\$108,670.70		Lender: Secretary of HUD		
		Principal Balance (\$108,670.70)		
		Interest on Payoff Loan ()		
\$258,410.94		Lender: Flagstar		
		Principal Balance (\$258,410.94)		
		Interest on Payoff Loan ()		
		Miscellaneous		
		Bankruptcy Surcharge to Christine Herendeen, Trustee	\$20,005.90	
\$800.00		Stormwater Lien Case No's. 084525, 115154, 093741, 100174, 105646, 111171 to Miami-Dade County Stormwater Utility		
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$400,118.00	\$400,118.00	Subtotals	\$420,410.40	\$6,952.08
		Due From Buyer	\$413,458.32	
		Due From Seller		

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Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Bernard & Schemer, P.A. to cause the funds to be disbursed in accordance with this statement.

Christine L Herendeen, as Trustee for the Bankruptcy
Estate of Alvaro Ramos under Case No. 19-09605

Buyer: _____ Seller: _____
Millard John Walters Christine Herendeen, Trustee

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.

Escrow Officer